

**Oak Harbor Planning Commission
Special Meeting Minutes
April 13, 2016**

1. Roll Call

Planning Commission Present:

Bruce Freeman
Greg Wasinger
Sandi Peterson
Jes Walker-Wyse
Alyssa Merriman
Hal Hovey

Staff Present:

Steve Powers, Development Services Director
Dennis Lefevre, Senior Planner

Mr. Wasinger introduced newly appointed members of the Planning Commission Alyssa Merriman and Hal Hovey.

2. Approval of Minutes - March 22, 2016

Motion: Sandi Peterson moved to approve the minutes of March 22, 2016 as presented. Motion seconded by Jes Walker-Wyse, majority approved.

VOTE: Motion majority approved 6 - 0

AYES: Bruce Freeman, Greg Wasinger, Sandi Peterson, Jes Walker-Wyse, Alyssa Merriman, Hal Hovey

NOES: None

3. Public Comment

4. 2016 COMPREHENSIVE PLAN UPDATE – Public Meeting

Dennis Lefevre displayed a PowerPoint presentation (Attachment 1) which summarized how the Environmental Element fits into GMA, its purpose, general goals, environmental features, critical areas, primary element revisions and the next steps. Mr. Lefevre reported that the changes to the Environmental Element were mostly wordsmithing and condensing. There were no substantive changes.

Commissioners commented that they liked the reduction of words and the condensing of the element and asked for clarification on the following policies:

Section titled Environmental Conditions, fifth bullet in the bulleted section - Question: Should the species listed be general or specific? Mr. Powers indicated that the specific species are listed because those are species agencies that have jurisdiction have identified that we must address.

Goal 1 Policy 1b - Question: What is the frequency of the update and maintenance of critical areas inventories? Mr. Powers explained that inventories are updated when an applicant applies for a land use permit and the applicant is required to conduct a critical areas study. Any

new information that comes from the study will be added to the critical areas map during the major update cycle.

Goal 2 Policy 2h - Comment/Suggestion: The word "consider" is a thought and not something that is tangible that can be measured. The policy might fit better in the Opportunities and Challenges section of the Comprehensive Plan. Mr. Powers agreed that the policy could easily be moved to the Opportunities and Challenges section.

Goal 3 Policy 3b - Question: Should "update and maintain" be used here as has been in other goals? Mr. Powers explained that the Storm Drainage Plan doesn't have a State mandated timeline but essentially has a shelf life of 6-7yrs. The Stormwater Management Manual for Western Washington gets updated by the Department of Ecology (DOE) and we adopt the most current manual within a specified timeframe.

Goal 3 and Policies – Question: There is nothing about water testing and sharing information with public, is that in another element or plan? Mr. Powers indicated that there is split responsibility. Island County Health does stormwater testing and they test water in the harbor on a periodic basis or when there is an activity that requires investigation. The City is required under our permit to do our own stormwater testing or pay the State to do it. We pay into the fund to have the State do the testing because it is more efficient for us. Question: Can the fact that we pay the State on an annual basis to do the testing be considered a policy under the goal for transparency sake? Does that support preserving and enhancing our water quality? Mr. Powers explained that it does and that the National Pollutant Discharge Elimination System (NPDES) Phase 2 permit (stormwater permit). Part of that permit requires us to conduct operations in a certain fashion and to either conduct the testing ourselves or pay the State to do the testing.

Goal 4 - Question: How does noise fit into air quality? Mr. Powers indicated that this goal is specific to air we are breathing.

Question: How does the Stormwater Management Act (SMA) relate to the redefining of the shoreline that has been discussed as part of the Windjammer Park Integration Plan (WPIP)? Mr. Powers indicated that nothing would be proposed that goes against City's Shoreline Master Program (SMP) which implements the SMA.

Goal 2 Policy 2j - Comment/Suggestion: Dislike using the word "flexibility" of the city's development regulations, can a different word be used? Mr. Lefevre indicated that flexible means that options in the Municipal Code can be utilized. Ms. Walker-Wyse suggested using "...density credits, and various options within the city's developmental regulations." Mr. Powers indicated that options would be fine. Ms. Peterson suggested using "flexibility within the city's developmental regulations." Mr. Powers stated that staff will work to provide clarity.

Goal 3 Policy 3f – Question: What does pre-development rate conditions mean? Mr. Powers explained that it refers to the stormwater flow rate conditions before development of the property. Mr. Wasinger asked if adding the word "flow" would make sense. Mr. Powers said he would consult with our stormwater expert for guidance on what the best policy language would be.

5. Adjourn 7:50 p.m.

Katherine Gifford, Admin Assistant
Development Services

Comprehensive Plan Update

Environmental Element



Planning Commission

4/13/16

Presentation Agenda

- Growth Management Act
- Element Purpose
- General Goals
- Environmental Features
- Critical Areas
- Primary Element Revisions
- Next Steps



Planning Commission

4/13/16

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Growth Management Act (RCW 36.70A)

- GMA Goal – “Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.”
- Not a mandated element
- Requires critical area protection (OHMC)



Purpose of Environmental Element

- Protect & enhance natural features;
- Maintain visual & physical association with marine waters
- Preserve the health & special character of the City



Environmental Element General Goals

- Prevent adverse impacts to natural features & critical areas (Goal 1)
- Encourage alternative methods of protection & stewardship (Goal 2)
- Include "Best Available Science" (Goal 7)
- Streamline environmental review process (Goal 8)



Environmental Features

- Water quality – stormwater management (Goal 3)
- Air quality (Goal 4)
- Urban forest (Goal 5)
- Cultural resources (Goal 6)
- Shorelines (Goal 14) &



Environmental Features

- **CRITICAL AREAS:**
 - Wetlands (Goal 9)
 - Fish & Wildlife Habitat Conservation Areas (Goal 10)
 - Geologically Sensitive Areas (Goal 11)
 - Frequently Flooded Areas (Goal 12)
 - Critical Aquifer Recharge Areas (Goal 13)



Primary Element Revisions

Goals:

- Mostly wordsmithing & condensing
- No substantive change
- Same number (14) as previous element

Primary Element Revisions

Policies:

- Wordsmithing
- Policies removed when action has been completed, (1.d)
- New policies created, primarily Goal 2 (Policies 2a-2e)



Primary Element Revisions

Discussion:

- Large-scale removal of discussion sections
 - Draft indicates why
- Consistent with treatment of discussions in other Comp Plan Elements
- Added Opportunities/Challenges



Next Steps

- 1st Touch for PC
- Incorporated into Comp Plan document (April 26)
- Open Comp Plan Public Hearing (May 10)
- CAO Ordinance follows Comp Plan



Environmental Element

Questions?

Photos courtesy: Cac Kamak; AHBL

